

AGENDA
ZONING REVIEW BOARD
JULY 14, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES:

U-05-16-An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-08.005 (1)(f) property located at **1115 Constitution Road, S.E.** fronting approximately 49.74 feet on the south side of Constitution Road, approximately 1029 feet to the west of Moreland Avenue. Depth: varies. Area .409 acres Land Lot 6. 14th District, Fulton County, Georgia.
OWNER: ELAINE WOODARD
APPLICANT ELAINE WOODARD
NPU-Z COUNCIL DISTRICT 1

Z-05-20- An Ordinance by Councilmember Ivory Lee Young, Jr. to rezone property located at **689 Simpson Street, 693 Simpson Street and 338 Sunset Avenue, N.W.** from the R-5 (Two-Family Residential) District to the C-2 (Commercial Service District) and for other purposes.
BY: COUNCILMEMBER IVORY LEE YOUNG, JR.

Z-05-40-An Ordinance to rezone from the R-3 (FULTON COUNTY) District to the R-3 (Single family Residential) District, property located at **4515 Stella Drive N.W** and for other purposes. Land Lots 116, 117, 118, 138 and 139. 17th District. Fulton County, Georgia.
BY: COUNCILMEMBER CLAIR MULLER
NPU-A COUNCIL DISTRICT 8

Z-05-41-An Ordinance to rezone from the R-3 (Single family Residential) District to the R-2B (Single family Residential) District, property located at **Northside Drive/East Conway Road/Jett Road/Powers Ferry Road/Putnam Drive/Blackland Road, N.W. (Chastain Park Neighborhood)** fronting approximately 7000 feet on the southwesterly side of Powers Ferry Road beginning at the northwest corner of Putnam Drive. Depth: varies. Area: approximately 310 acres. Land Lots 116, 117, 118, 138 and 139. 17th District. Fulton County, Georgia.
BY: COUNCILMEMBER CLAIR MULLER
NPU-A COUNCIL DISTRICT 8

Z-05-42 – An Ordinance to rezone from the from the MR-2 (two to three story multi-family dwellings) to the MR-3 (Multi-family Residential-eight-story, zero-lot line multifamily dwellings) District , property located at **1070 Bolton N.W.,** fronting approximately 665 feet on the east side of Bolton Road. Property is bordered by I-285 Interstate. Depth: varies; Area: .7.063 acres; Land Lot 268, 17th District, Fulton County, Georgia.
OWNER: REZA ABREE
APPLICANT: KEITH E. BAUER
NPU-H COUNCIL DISTRICT 9

DEFERRED CASES:

Z-04-12 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta by creating a new chapter entitled Chapter 18U. SPI-21 **Historic West End District** Regulations and to amend the Official Zoning Map by supplanting existing zoning Districts R-5, RG-3, C-1, C-1-C, C-3, R-LC, I-1, I-2, and O-I with said SPI-21 District; and to amend Chapter 28A.010 by adding a new Subsection (46) SPI-21 Historic West End District; and for other purposes.

NPU-V and T COUNCIL DISTRICT 4
BY: COUNCILMEMBER CLETA WINSLOW

Z-04-144-An Ordinance by Council member Joyce Shepherd to rezone property from the R-4 (Single-Family Residential) District to the PD-H (Planned Development Housing) District, property located on **Forrest Park Road, S.E.** fronting approximately 837 feet along the southwesterly side of Forrest Park Road, and extending approximately 490 feet south to the boundary of Land Lot 3 of the 14th District. Property is also located approximately 1006 feet southwesterly of the South River. Depth: varies. Area: approximately 20 acres. Land Lot 4. 14th District, Fulton County, Georgia.

By: COUNCIL MEMBER JOYCE SHEPHERD
NPU-Z COUNCIL DISTRICT 12

Z-04-153-An Ordinance to rezone property from the C-1-C (Commercial Business Conditional) District to the C-1-1 (Commercial Business Conditional) District for purposes of a Site Plan Amendment, property located at **3678 Roswell Road (a.k.a. 3680 Roswell Road) N.W.**, fronting approximately 451 feet on the northwesterly side of Roswell Road, fronting approximately 323 feet on the northwesterly side of Blackland Road and approximately 22 feet on the southwesterly side of Paces Ferry Road. Depth: varies. Area: 1.328 acres. Land Lot 97. 17th District, Fulton County, Georgia.

APPLICANT: DEFOOR BUCKHEAD PARTNERS, LLC
OWNER: SOUTHTRUST BANK AS TRUSTEE UNDER WILL OF H.L.DEFOOR
BY: CARL E. WESTMORELAND, ESQ.
NPU-A COUNCIL DISTRICT 8

Z-04-154 – An Ordinance to rezone property from the O-I (Office- Institutional) District and RG-3C (Residential General-Sector 3- Conditional) District to the O-I (Office- Institutional) District and the PD-H (Planned Development-Housing) District, property located at **1071 Fayetteville Road, S.E.** fronting approximately 138 feet on the northwesterly side of Fayetteville Road and fronting approximately 256.14 feet on the south side of Flat Shoals Road. Property is also bounded by the I-20 Interstate on the east.

Depth: Varies: Area: Approximately 2.88 acres, Land Lot 147, 15th District, Dekalb County, Georgia.

OWNER: MIKE SEARLES
APPLICANT: MIKE SEARLES AND TONY TRIPOLI
NPU-W COUNCIL DISTRICT 5

Z-04-157- An Ordinance to rezone property from the R-3 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, located at **3683 and 3665 Ivy Road**, fronting approximately 335 feet on the northeasterly side of Ivy Road and approximately 102 feet southeast of the Mayfair right-of-way. Depth: varies, Area: 3.6 acres Land Lot 63, 17th District, Fulton County, Georgia.

OWNER: MUKHAMA MOUSTAFA

APPLICANT: MONICA F. WOODS

NPU-B COUNCIL DISTRICT 7

Z-05-04 – An ordinance to amend ordinance Z-02-20 (02-O-0820) which rezoned properties from the I-1 (Light Industrial) District to the C-1-C (Community Business Conditional) District for the purposes of a site plan amendment; and for other purposes, property located at **1111-1119 Memorial Drive, S.E.** and for other purposes. Land Lot 12 and 13. 14th District, Fulton County, Georgia.

OWNER: JOHN P. HARRISON

APPLICANT: JOHN P. HARRISON

NPU-N COUNCIL DISTRICT 5

Z-05-13- An Ordinance to amend Section 16-28A.004 of the Sign Ordinance of the City of Atlanta for the purpose of changing the definition of building signature signs so as to not allow parking decks to be counted in the height of the building and for other purposes.

BY: COUNCILMEMBER HOWARD SHOOK

Z-05-14 An Ordinance to rezone property from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District property located at **2200 County Line Road, S.W.** fronting approximately 290 feet on the northeasterly side of County Line Road. Property is approximately 356 feet southeast of the intersection of Campbellton Road and County Line Road. Depth: varies. Area: approximately 6.8 acres. Land Lot 43. 14th FF District, Fulton County, Georgia.

APPLICANT: CHARLES J. DUKES

OWNER: CHARLES J. DUKES

NPU-P COUNCIL DISTRICT 11

Z-05-28 – An Ordinance to rezone from the R-LC-C (Residential Limited Commercial Conditional) District to the C-1 (Community Business) District, property located at **2858, 2860, 2862 and 2870 Piedmont Road, N.E.,** fronting approximately 240 feet on the west side of Piedmont Road and approximately 359 feet north of the intersection of North Hills Drive and Piedmont Road.

Depth: varies. Area: 1.709 acres. Land Lot 60. 17th District, Fulton County, Georgia.

OWNER: MERRITT FAMILY PARTNERSHIP SL LP c/o John Merritt, General Partner

APPLICANT: MIKE KASHANI

NPU-B COUNCIL DISTRICT 7

END OF AGENDA